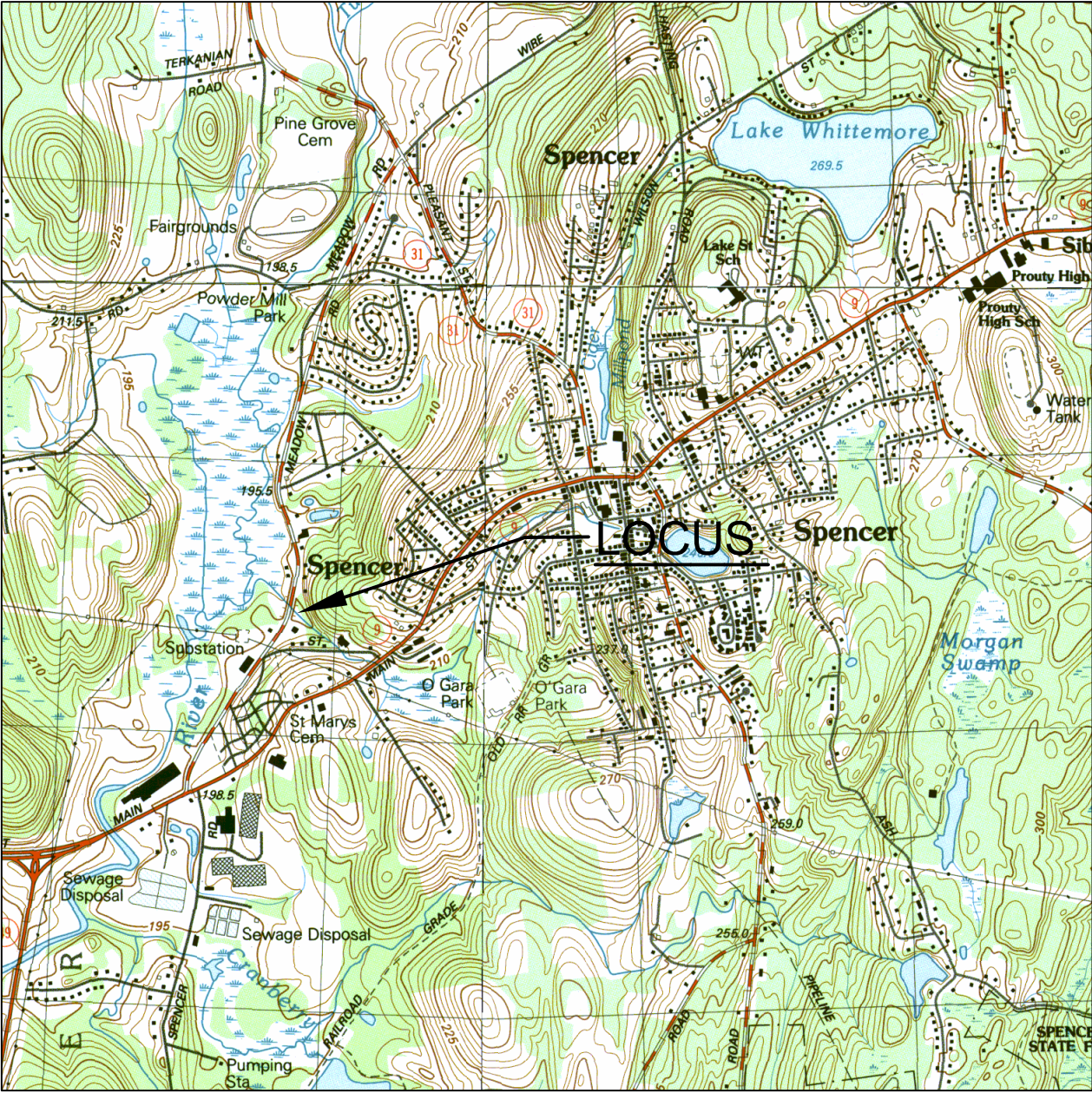


DEFINITIVE SITE PLAN IN SPENCER, MASSACHUSETTS 10 MEADOW ROAD

GENERAL NOTES

- 1.) PROPERTY LINES/SITE FEATURES ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY NEW ENGLAND LAND SURVEY, INC.
- 2.) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TOWN OF SPENCER'S DEPARTMENT OF PUBLIC WORKS & PARKS STANDARD SPECIFICATIONS & DETAILS, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.
- 3.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- 4.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.
- 5.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGES SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
- 6.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.
- 7.) SEDIMENTATION CONTROL FENCE AND 9" STRAW WATTLES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION DIRECTLY ONTO ABUTTING PROPERTIES.
- 8.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.
- 9.) IF THE PROPOSED ROADWAY AREAS ARE NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF THE DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
- 10.) THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE BASED ON FIELD AND RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF STRUCTURES AND UTILITIES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE LOCAL UTILITY COMPANIES, WITH THE TOWN OF SPENCER'S HIGHWAY DEPARTMENT, OTHER TOWN UTILITY DEPARTMENTS, APPLICABLE PRIVATELY OWNED UTILITY COMPANIES AND DIG-SAFE (1-888-344-7233) TO VERIFY UTILITY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER CONSTRUCTION.
- 11.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
- 12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF SPENCER REQUIREMENTS.
- 13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
- 14.) ALL POTABLE WATER AND SANITARY BUILDING SERVICE CONNECTIONS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF TEN FEET.



LOCUS MAP (1" = 2,000')

OWNER/APPLICANT:
LATOUR REALTY LLC
8 NEW SPENCER RD
CHARLTON, MA 01507
(508) 885-2378

DEED REFERENCE:
BOOK 60681 PAGE 398

LOT REFERENCE:
SPENCER ASSESSOR'S MAP U12, PARCEL 47.

LIST OF DRAWINGS:

SHEET – 1	COVER SHEET
SHEET – 2	EXISTING CONDITIONS
SHEET – 3	DEMOLITION PLAN
SHEET – 4	SITE DEVELOPMENT PLAN
SHEET – 5	GRADING PLAN
SHEET – 6	DETAIL SHEET
SHEET – 7	PRE-DEVELOPMENT PLAN
SHEET – 8	POST-DEVELOPMENT PLAN



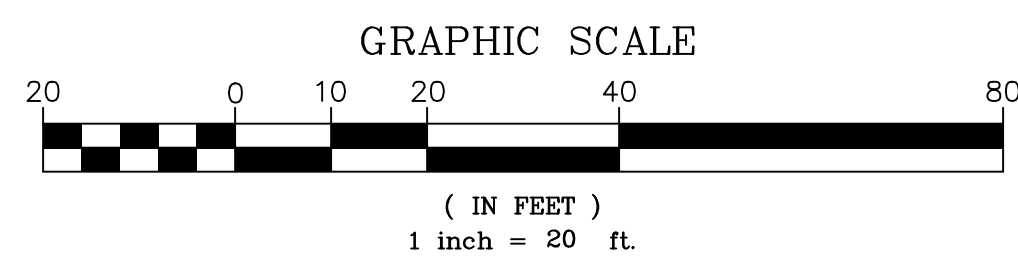
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

			COVER SHEET
			DEFINITIVE SITE PLAN
			at
			10 MEADOW ROAD
			SPENCER, MA
			PREPARED FOR
			LATOUR REALTY, LLC.
2	12/12/22	REVISED PLAN FOR RESUBMITTAL	
1	8/11/21	REVISED PLAN FOR RESUBMITTAL	
REVISIONS			
TAUPER Land Survey Inc. 710 MAIN STREET NORTH OXFORD, MA 01537 P13081 987-8713			SCALE: AS SHOWN DATE: AUGUST 14, 2020 JOB NO: 20-284 PLAN NO: 20-284 SITE PLAN SHEET NO: 1 OF 8

BASIS OF BEARINGS
PLAN BOOK 319 PLAN 118



UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82, SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 811 OR 1(888)344-7233 (1(888)DIG-SAFE). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED, TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

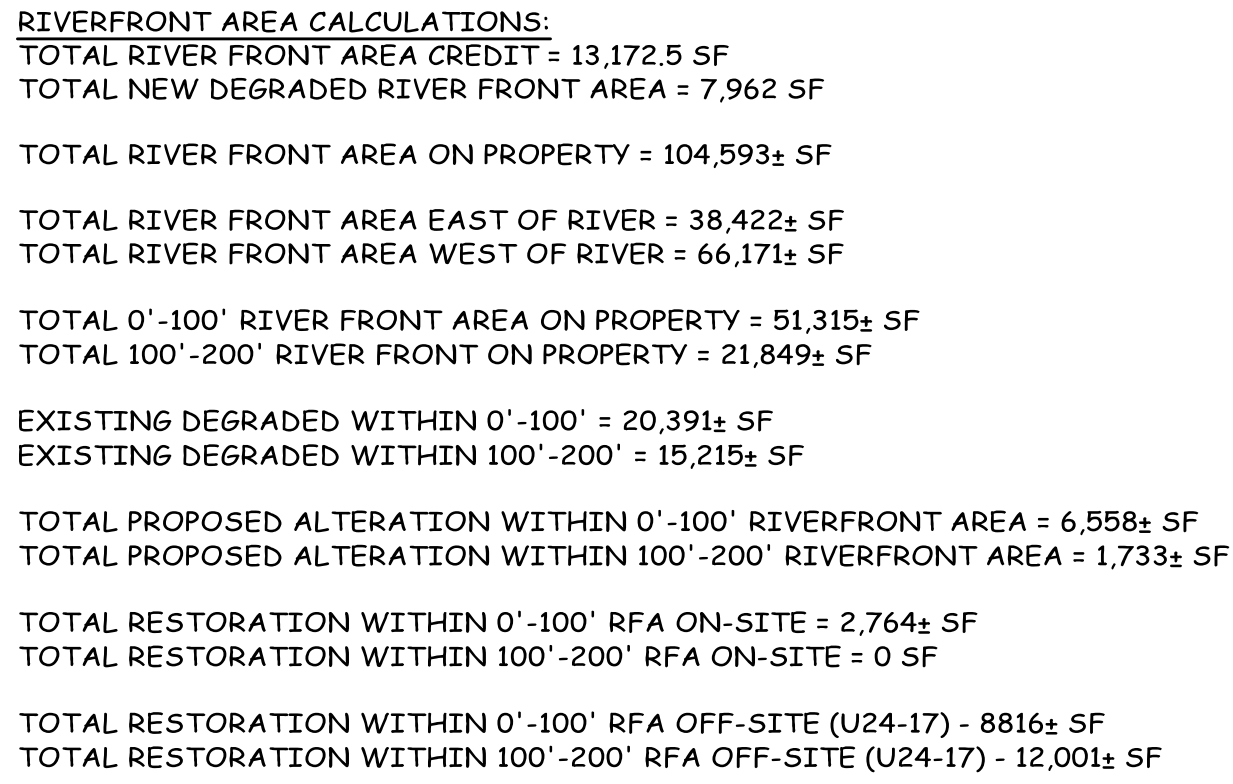
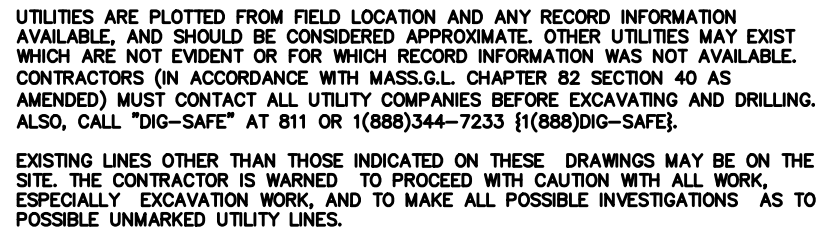


LEGEND	
● DH (FND)	DRILL HOLE FOUND
○ I. PIPE (FND)	IRON PIPE FOUND
	SWAMP SYMBOL
	HANDICAP PARKING
	UTILITY POLE
	LIGHT POST
⊕ DTH #3	TEST HOLE PERFORMED BY TAUPER LAND SURVEY
⊕ TP #3	TEST HOLE PERFORMED BY EBT INC.
● MAHW14	DELINEATED BY GLENN KREVOISKY OF EBT INC. IN 2022
● WFA120/MAHW20	DELINEATED BY GLENN KREVOISKY OF EBT INC. IN 2022
● WFA103C	DELINEATED BY GLENN KREVOISKY OF EBT INC. IN 2022
---	EXISTING CONTOURS
- - -	EXISTING SEWER LINE
- - -	ZONING BOUNDARY LINE
- - -	AQUIFER PROTECTION BOUNDARY LINE
- - -	EXISTING TREELINE
- - -	EDGE OF WETLANDS
- - -	EDGE OF PAVEMENT

REVISIONS	
2	12/12/22 REVISED PLAN FOR RESUBMITTAL
1	8/11/21 REVISED PLAN FOR RESUBMITTAL
TAUPER Land Survey Inc 710 MAIN STREET NORTH OXFORD, MA 01537 P: (508) 957-8713	

DEMOLITION PLAN	
DEFINITIVE SITE PLAN at 10 MEADOW ROAD SPENCER, MA PREPARED FOR LATOUR REALTY, LLC.	
SCALE:	1" = 20'
DATE:	AUGUST 14, 2020
JOB NO:	20-284
PLAN NO:	20-284 SITE PLAN
SHEET NO:	3 OF 8

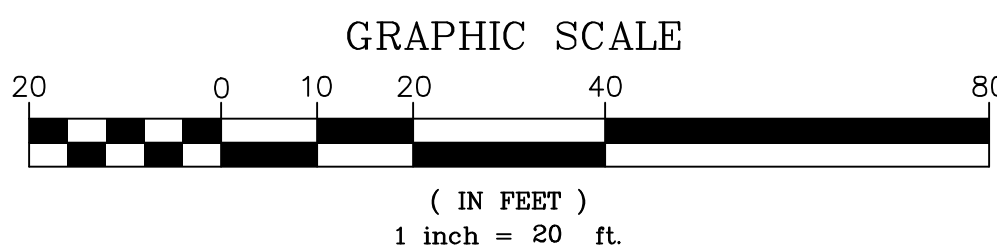
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SOIL LOGS



DTH #1			DTH #3			TP #1		
0-3	Ap	FSL 10YR3/3	0-24	FILL	C (WITH BRICKS)	0-11	A	10YR3/2
0-30	FILL	(PAVEMENT @ 12")	24-36	C	SL 2.5Y3/3	REFUSAL @ 11" (OLD DUMP MATERIAL FILL)		
30-72	C	SL 10YR4/6	MOTTLES @ 36"					
MOTTLES @ N/A						TP #2		
FEW STONES @ 30"						0-15 A 10YR3/2		
						OLD FILL @ 15"		
DTH #2			DTH #4					
0-4	Ap	FSL 10YR3/3	0-24	FILL	C (WITH BRICKS)			
4-24	FILL	(PAVEMENT @ 12")	24-48	C	SL 10YR5/6			
24-64	C	FSL 10YR4/4	MOTTLES @ 36"			TP #3		
						0-12 A 10YR3/2		
						REFUSAL @ 12" (RED BRICKS FILL)		
DTH #5								
0-30	FILL	C	30-54	C	SL 10YR5/6			
MOTTLES @ 48"								
MASSIVE/DAMP @ 24"								
			MOTTLES @ 36"					

TP #1
0-14 | A | | 10YR5/3
NO EVIDENCE OF SATURATION
WITHIN THE FIRST 6"
OLD COLONIAL POND BOTTOM = SILT



<u>PARKING CALCULATIONS</u>	
OFFICE BUILDING - 1 SPACE PER 350 S.F. GFA	
EXISTING BLDG - 4,145 S.F./350 = 12 SPACES	
PROPOSED BLDG - 700 S.F./350 = 2 SPACES	
WAREHOUSE USE - 1 SPACE PER 2500 GFA	
EXISTING BLDG - 2,000 S.F./2,500 S.F. = 1 SPACE	
PROPOSED BLDG - 3,300 S.F./2,500 S.F. = 2 SPACES	
TOTAL SPACES REQUIRED = 17 SPACES	
PROVIDED = 38 SPACES	

● DH (FND)
 I. PIPE (FND)



105x5

● MAHW14
 ● A120/MAHW20
 ● WF#103C

111

105

 ● . . . ●
 EOP
 EOPG
 EOPP

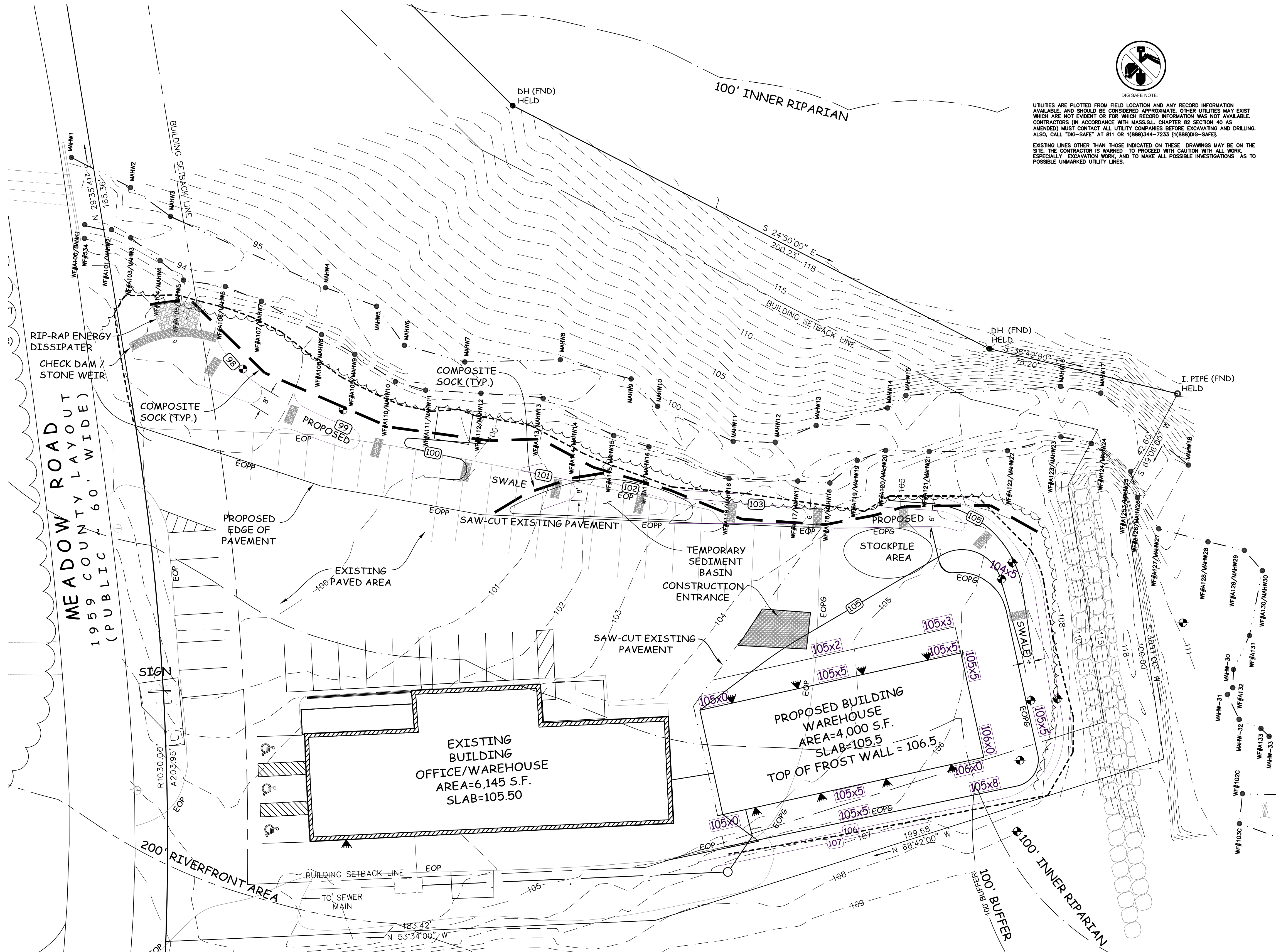
DRILL HOLE FOUND
 IRON PIPE FOUND
 SWAMP SYMBOL
 HANDICAP PARKING
 UTILITY POLE
 LIGHT POST
 PROPOSED SPOT ELEVATION
 DELINEATED BY GLENN KREVOSSKY OF EBT INC. IN 2022
 DELINEATED BY GLENN KREVOSSKY OF EBT INC. IN 2022
 DELINEATED BY GLENN KREVOSSKY OF EBT INC. IN 2022
 EXISTING CONTOURS
 EXISTING SEWER LINE
 PROPOSED SEPTIC LINE
 PROPOSED CONTOURS
 EXISTING TREELINE
 EDGE OF WETLANDS
 EDGE OF PAVEMENT
 EDGE OF PROPOSED GRAVEL
 EDGE OF PROPOSED PAVEMENT

2	12/12/22	REVISED PLAN FOR RESUBMITTAL			
1	8/11/21	REVISED PLAN FOR RESUBMITTAL			
REVISIONS					
<div> <div>TAUPER</div> <div>Land Survey Inc</div> <div>710 MAIN STREET</div> <div>NORTH OXFORD, MA 01537</div> <div>P.(508) 387-8713</div> </div>					

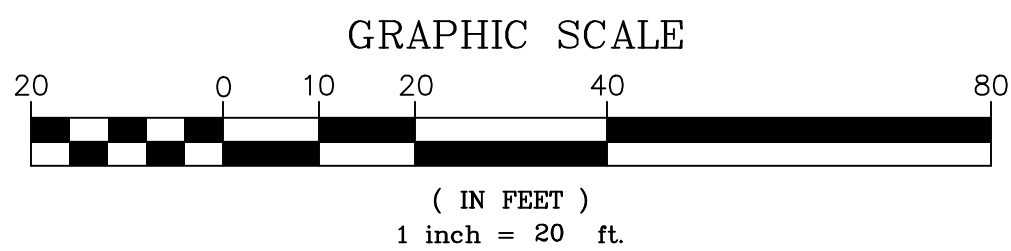
DEFINITIVE SITE
PLAN
at
10 MEADOW ROAD
SPENCER, MA
PREPARED FOR
LATOUR REALTY, LLC.

SCALE: 1" = 20'
DATE: AUGUST 14, 2020
JOB NO: 20-284
PLAN NO: 20-284 SITE PLAN
SHEET NO: 4 OF 8

BASIS OF BEARINGS
PLAN BOOK 319 PLAN 118



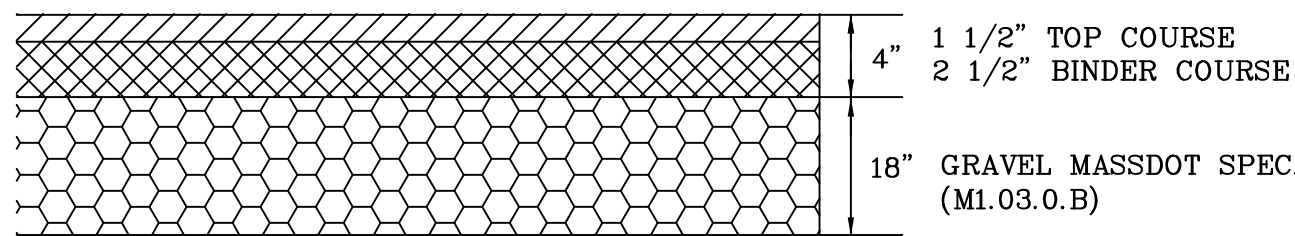
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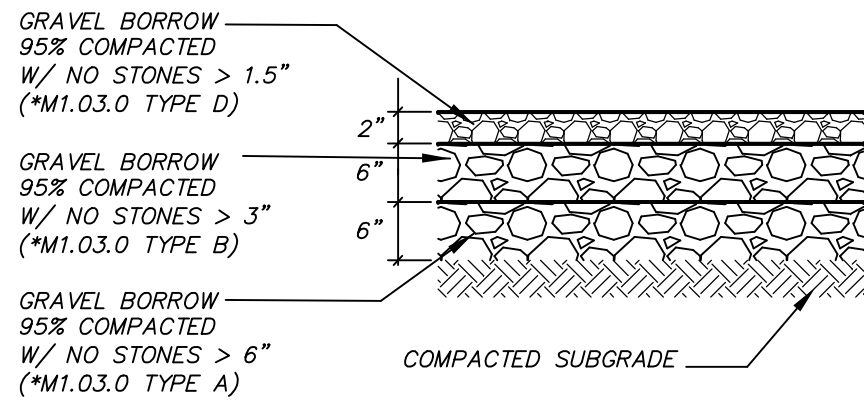
- LEGEND**
- DH (FND)
 - I. PIPE (FND)
 - SWAMP SYMBOL
 - HANDICAP PARKING
 - UTILITY POLE
 - LIGHT POST
 - PROPOSED SPOT ELEVATION
 - DELINEATED BY GLENN KREVOISKY OF EBT INC. IN 2022
 - DELINEATED BY GLENN KREVOISKY OF EBT INC. IN 2022
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 - EXISTING CONTOURS
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 - PROPOSED SEPTIC LINE
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - EDGE OF WETLANDS
 - EDGE OF PAVEMENT
 - EDGE OF PROPOSED GRAVEL
 - EDGE OF PROPOSED PAVEMENT
 - WALL LIGHT
- 105x5
MAHW14
WF#A120/MAHW20
WF#103C
- 111
105
- EOP
EOPG
EOPP

2	12/12/22	REVISED PLAN FOR RESUBMITTAL			
1	8/11/21	REVISED PLAN FOR RESUBMITTAL			
REVISIONS					
<div><div>TAUPER</div><div>Land Survey Inc.</div><div>710 MAIN STREET</div><div>NORTH OXFORD, MA 01537</div><div>P:508/ 887-8713</div></div>					

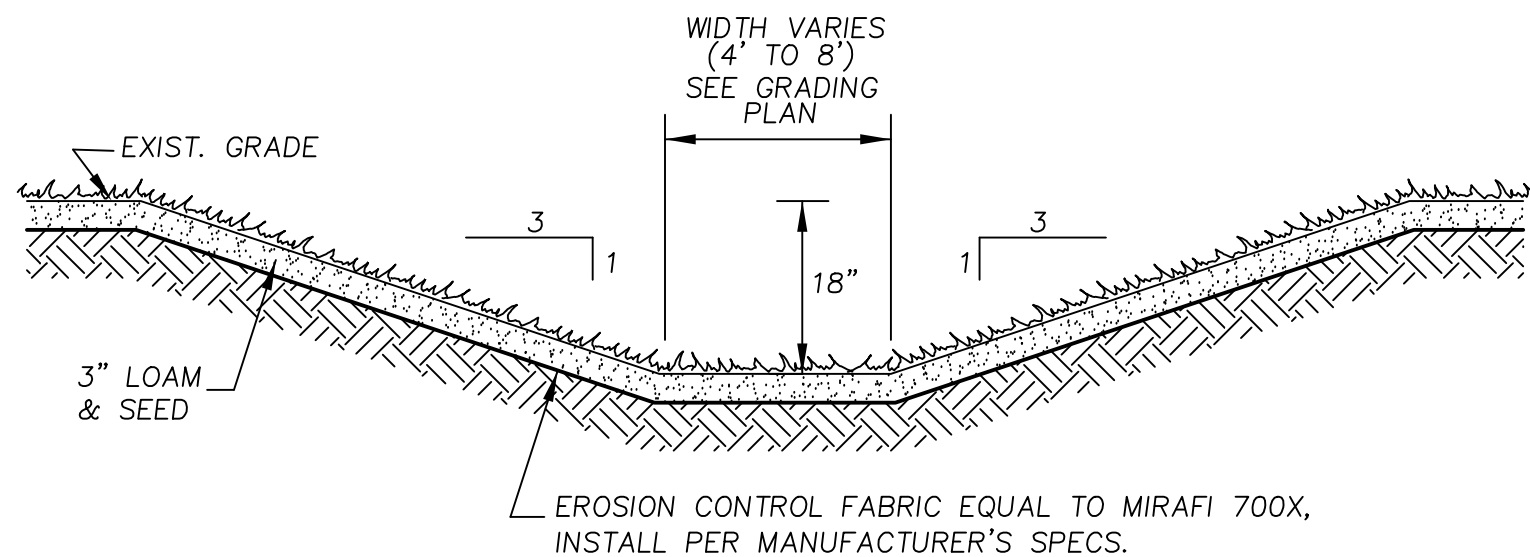
GRADING & UTILITY	
DEFINITIVE SITE PLAN at 10 MEADOW ROAD SPENCER, MA PREPARED FOR LATOUR REALTY, LLC.	
SCALE:	1" = 20'
DATE:	AUGUST 14, 2020
JOB NO:	20-284
PLAN NO:	20-284 SITE PLAN
SHEET NO:	5 OF 8



PAVEMENT DETAIL
NOT TO SCALE

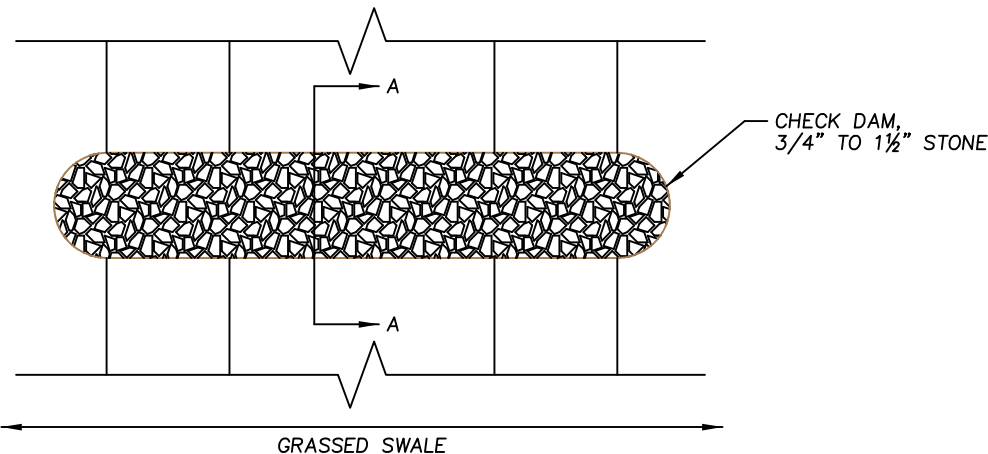
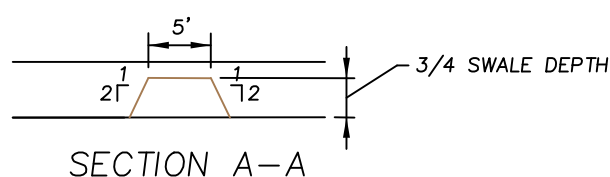


*MASS HIGHWAY STANDARD SPECIFICATIONS FOR
HIGHWAYS AND BRIDGES, LATEST EDITION.
GRAVEL DRIVE & PARKING
NOT TO SCALE



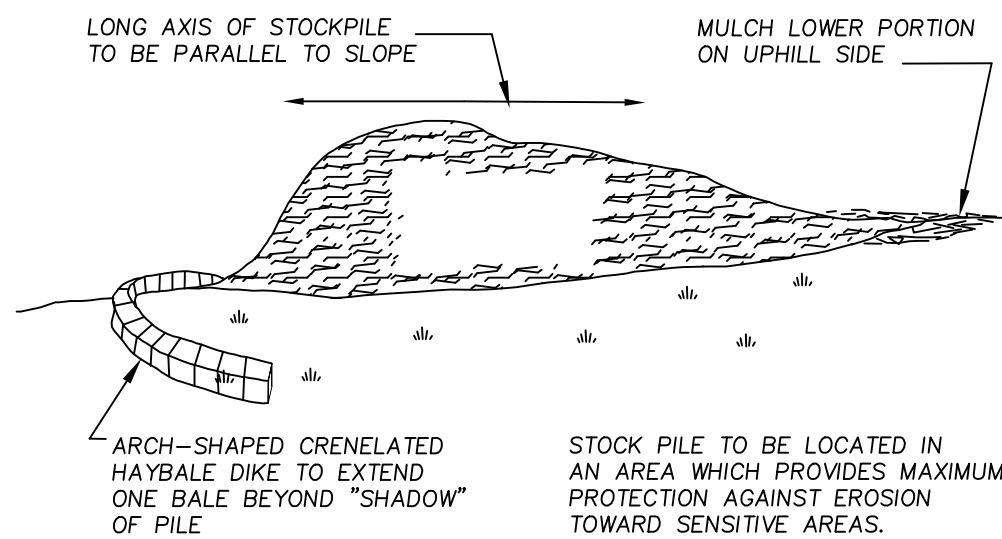
GRASSED SWALE

NOT TO SCALE



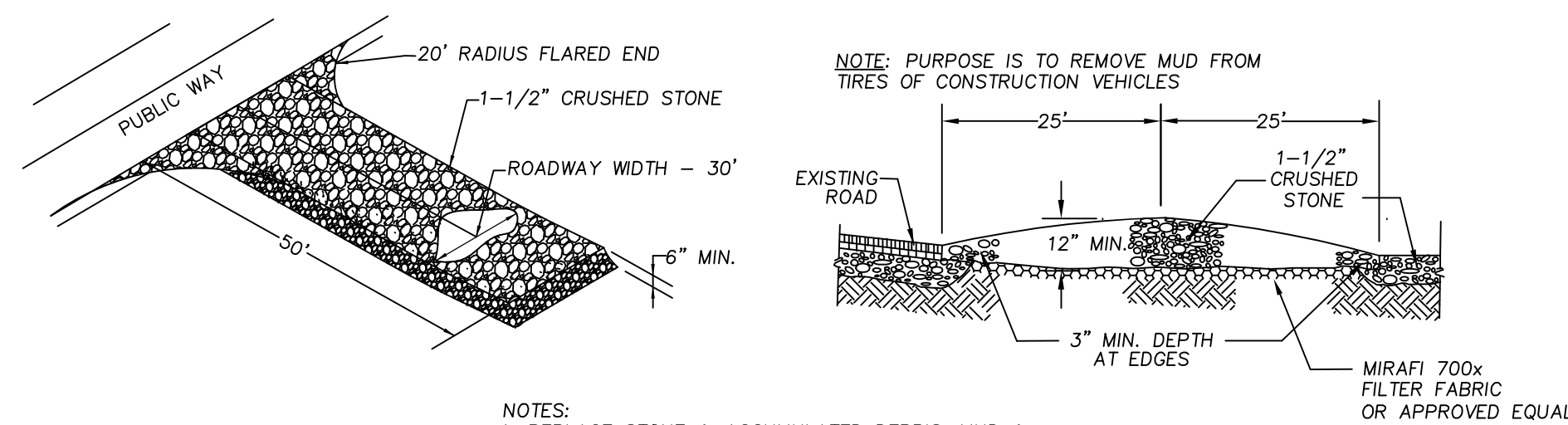
CHECK DAM

NOT TO SCALE



TEMPORARY STOCKPILE

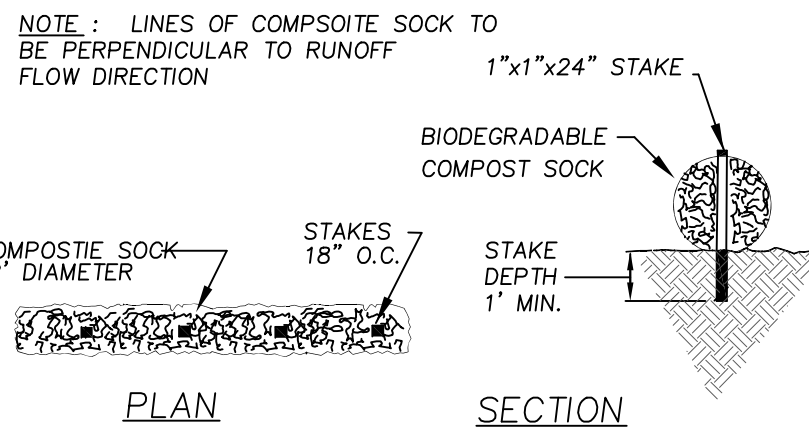
NOT TO SCALE



- NOTES:
1. REPLACE STONE & ACCUMULATED DEBRIS, MUD & ENTRAPPED MATERIALS AS IS NECESSARY TO PREVENT TRACKING ON PUBLIC ROADWAYS. REPLACE MONTHLY AS A MINIMUM REQUIREMENT.
 2. DISPOSE OF STONE & ENTRAPPED MATERIALS IN A NON SENSITIVE AREA ON-SITE.
 3. DO NOT REUSE STONE FOR SAME PURPOSE.
 4. ALL TRAFFIC ENTERING / EXISTING SITE TO CROSS TEMPORARY CONSTRUCTION ENTRANCE
 5. USE MIRAFI 700X FILTER FABRIC OR APPROVED EQUAL BENEATH STONE ON CONSTRUCTION ENTRANCE.

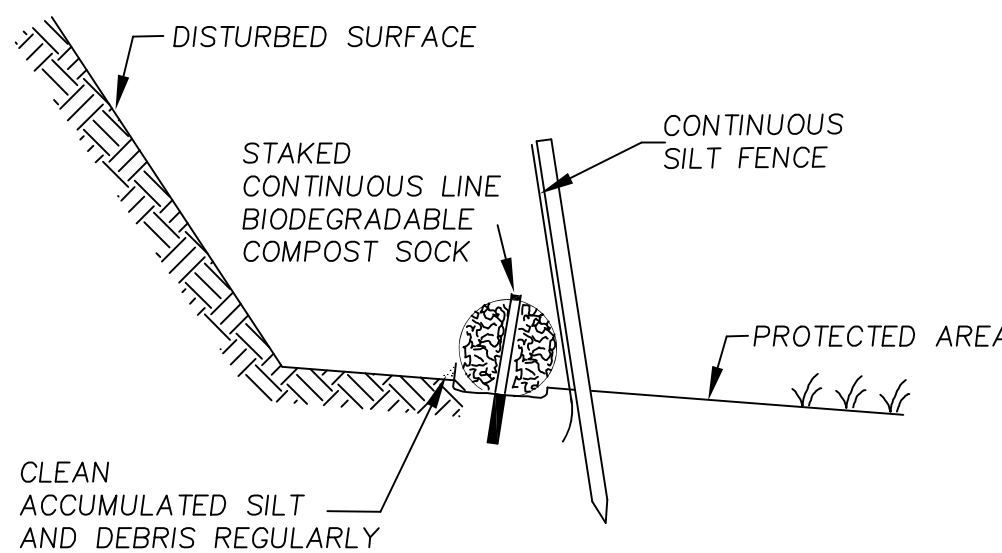
TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



BIODEGRADABLE COMPOST SOCK

NOT TO SCALE



SILTATION BARRIER

NOT TO SCALE



DIG SAFE NOTE:

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RIP-RAP SPECIFICATIONS

1. THE RIP-RAP SHALL BE COMPRISED OF DURABLE ANGULAR STONE WHICH MEETS THE FOLLOWING GRADATION REQUIREMENTS:

STONE SIZE	% OF TOTAL WEIGHT SMALLER THAN GIVEN SIZE
200 LB.	100%
100 LB.	75%
75 LB.	50%
50 LB.	25%
10 LB.	NOT TO EXCEED 10%

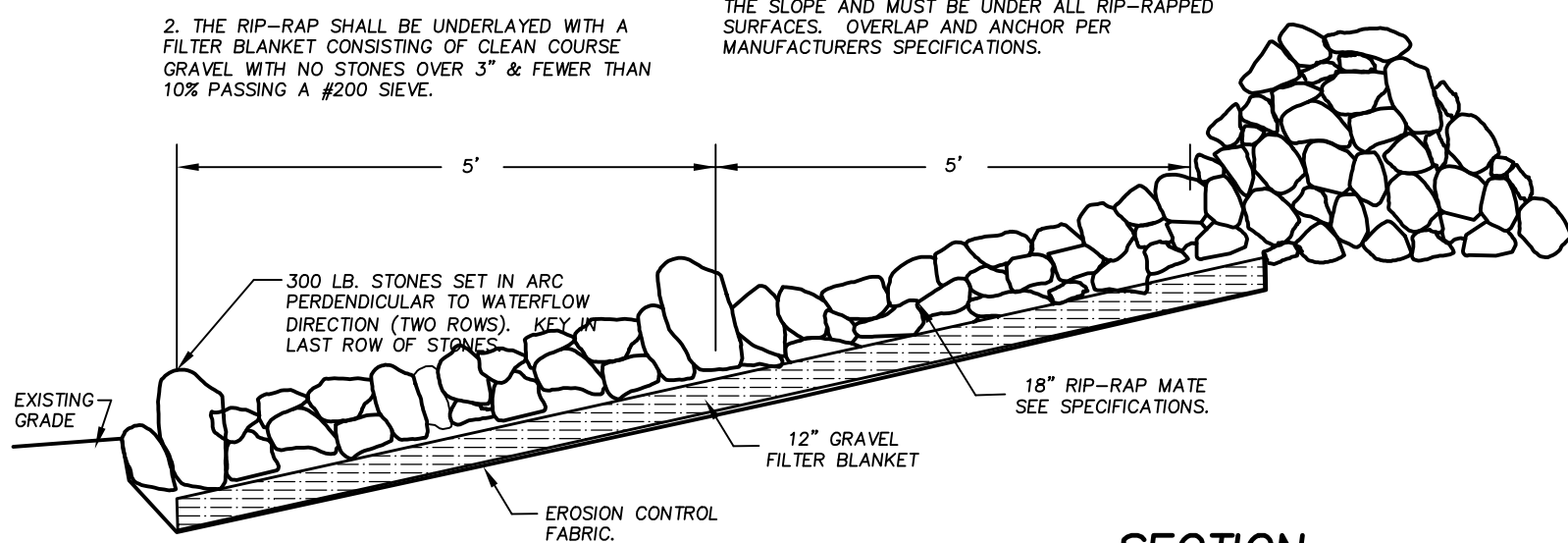
2. THE RIP-RAP SHALL BE UNDERLAYED WITH A FILTER BLANKET CONSISTING OF CLEAN COURSE GRAVEL WITH NO STONES OVER 3" & FEWER THAN 10% PASSING A #200 SIEVE.

3. THE FILTER BLANKET NEED NOT BE COMPACTED BUT SHALL BE GRADED TO A UNIFORM SURFACE WITH A MINIMUM THICKNESS OF 12".

4. MATTE SHALL EXTEND 24" ON EMBANKMENT FOR FULL WIDTH.

5. RIP-RAP TO EXTEND TOE OF STORMWATER RECHARGE BASIN OUTFALL, FULL WIDTH OF WEIR.

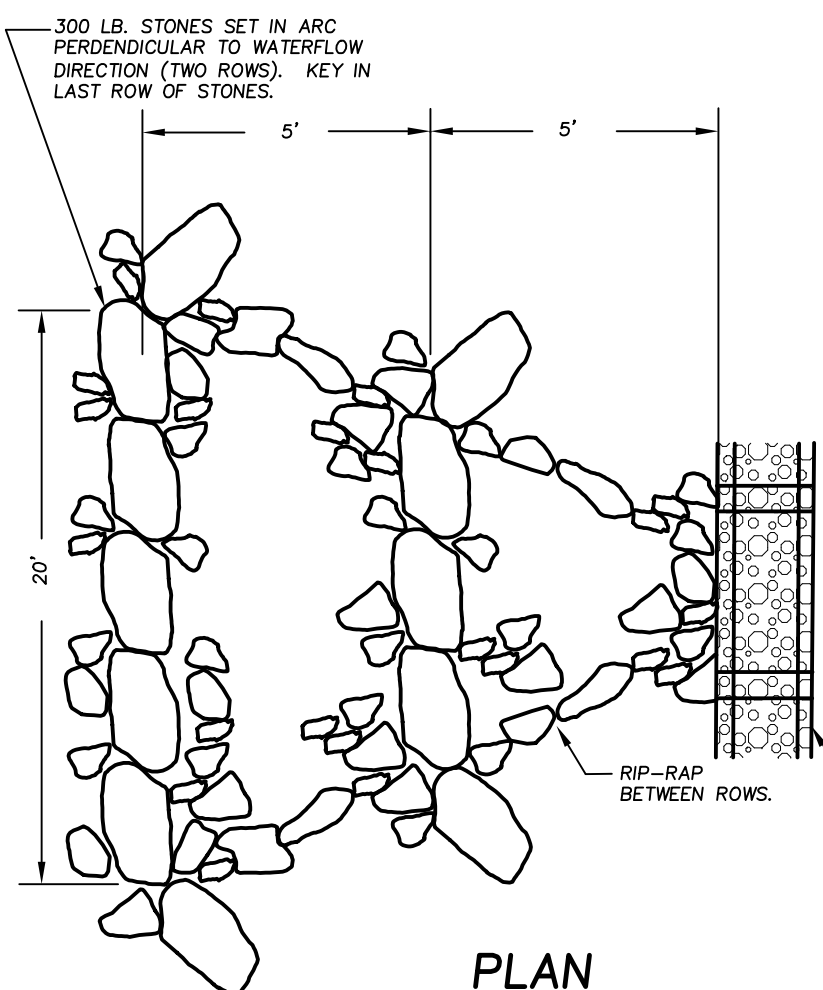
6. THE FILTER BLANKET SHALL BE UNDERLAYED WITH A STRUCTURAL/EROSION CONTROL FABRIC OF THE TYPE SPECIFIED. SUCH FABRIC SHALL BE CONTINUOUS IN LENGTHS, EITHER PARALLEL OR PERPENDICULAR TO THE SLOPE AND MUST BE UNDER ALL RIP-RAPPED SURFACES. OVERLAP AND ANCHOR PER MANUFACTURERS SPECIFICATIONS.



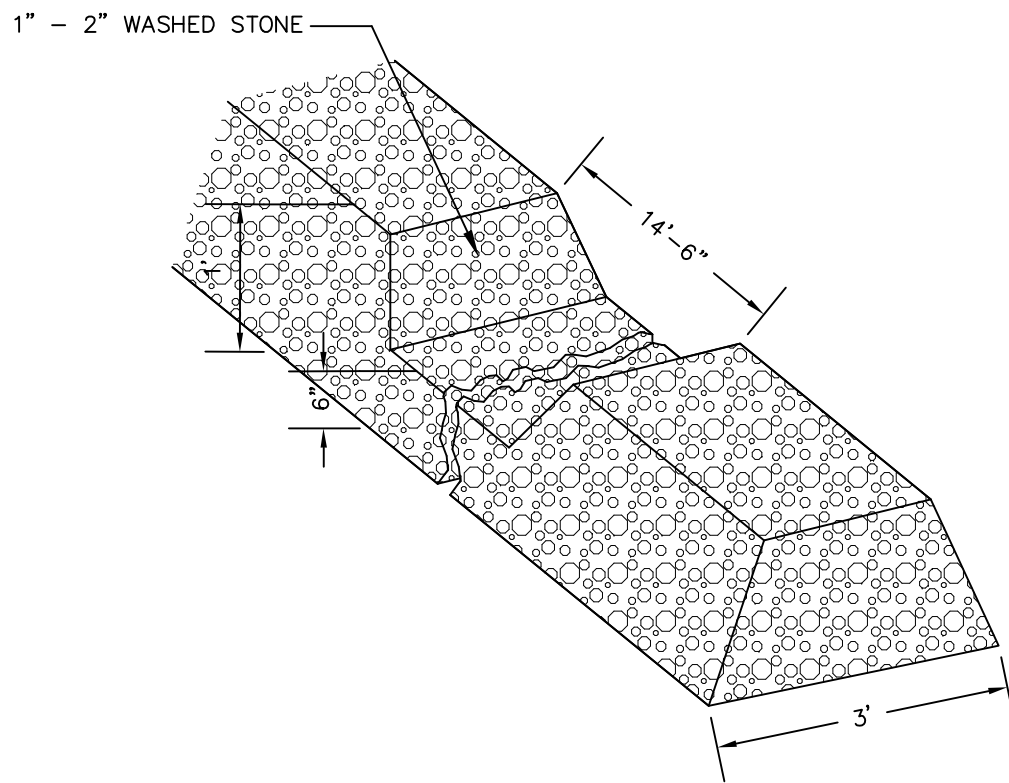
SECTION

RIP-RAP ENERGY DISSIPATER

NOT TO SCALE



PLAN

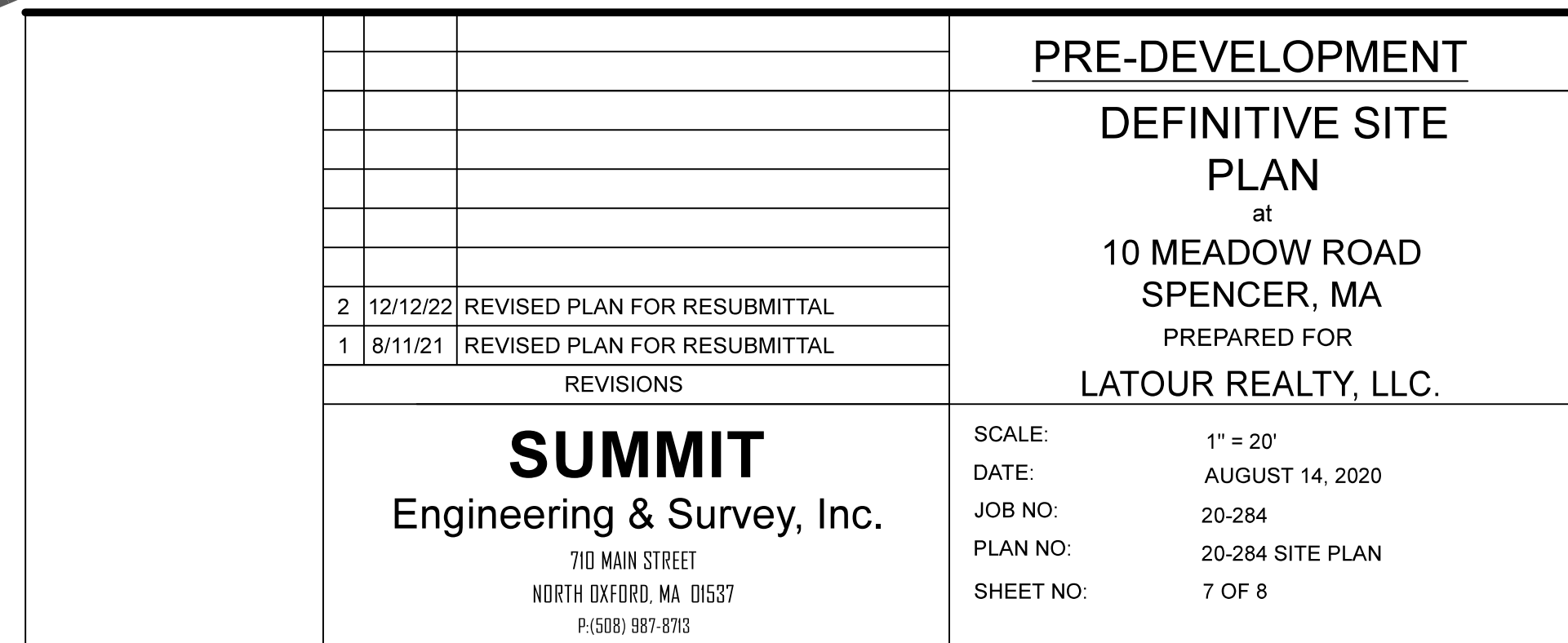
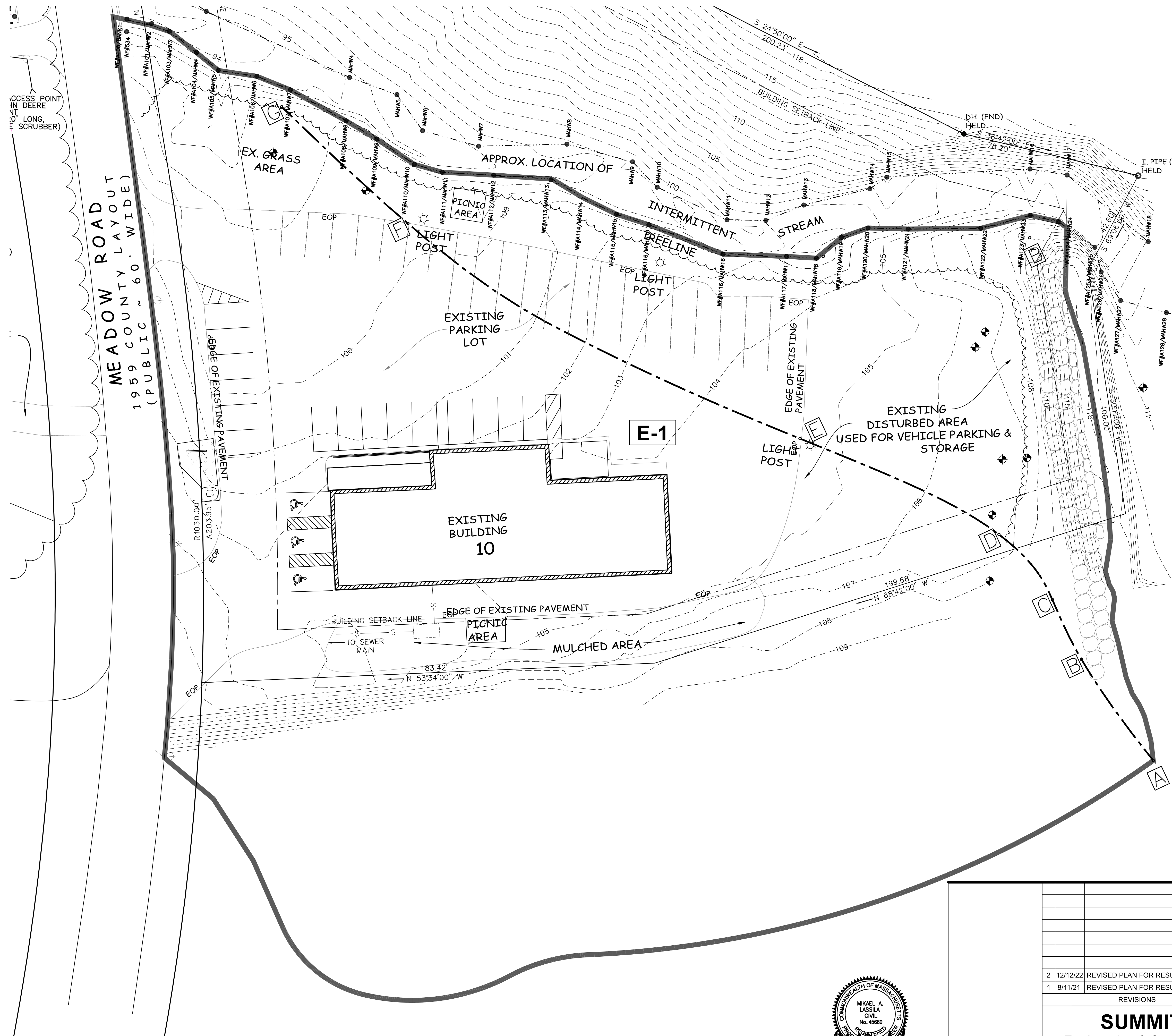


CHECK DAM / STORM WEIR

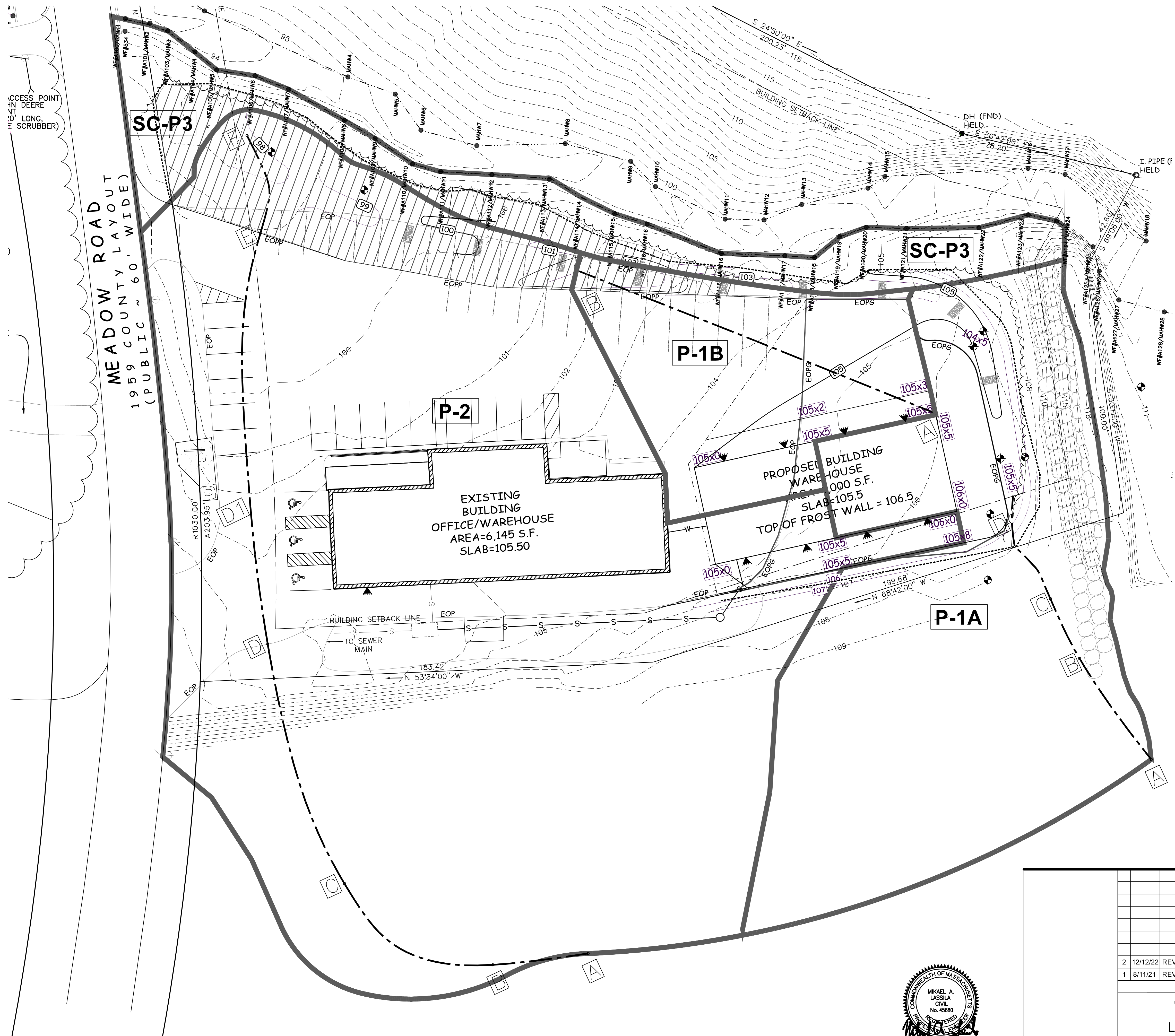
NOT TO SCALE



DETAILSHEET			DEFINITIVE SITE PLAN	
			at	
			10 MEADOW ROAD	
			SPENCER, MA	
			PREPARED FOR	
			LATOUR REALTY, LLC.	
			SCALE:	
			DATE:	
			JOB NO:	
			PLAN NO:	
			SHEET NO:	
			NOT TO SCALE	
			AUGUST 14, 2020	
			20-284	
			20-284 SITE PLAN	
			6 OF 8	



BASIS OF BEARINGS
PLAN BOOK 319 PLAN 118



				<div>POST DEVELOPMENT</div> <div>DEFINITIVE SITE PLAN</div> <div>at</div> <div>10 MEADOW ROAD</div> <div>SPENCER, MA</div> <div>PREPARED FOR</div> <div>LATOUR REALTY, LLC.</div>
	2	12/12/22	REVISED PLAN FOR RESUBMITTAL	
	1	8/11/21	REVISED PLAN FOR RESUBMITTAL	
			REVISIONS	
<div>TAUPER</div> <div>Land Survey Inc.</div> <div>710 MAIN STREET</div> <div>NORTH OXFORD, MA 01537</div> <div>P150181 987-8713</div>			<div>SCALE:</div> <div>DATE:</div> <div>JOB NO:</div> <div>PLAN NO:</div> <div>SHEET NO:</div> <div>1" = 20'</div> <div>AUGUST 14, 2020</div> <div>20-284</div> <div>20-284 SITE PLAN</div> <div>8 OF 8</div>	